

**SPRINGFIELD PARK PLACE CONDOMINIUM
ASSOCIATION, INC.**
Board Meeting Minutes
April 3, 2024
7:00 PM in the Clubhouse

Members in Attendance:

Mark Stanziale, President
Edward Marhefka, Treasurer
Vincent Gilstrap Secretary (Absent)
Michelle Harkavy Trustee
Deborah Rosenthal, Trustee
Kamilah Alexander, Community Manager
Jeff Diehl, Superintendent
Jacqueline Rogers, CMCA, AMS, PCAM FirstService Residential

Residents in attendance- Approximately 23 residents

- I. Call to Order – 7:01 PM**
- II. Clubhouse Renovation Grand Opening-** Mark Stanziale welcomed residents to the Grand Opening of the newly renovated Clubhouse. He thanked the following people for their hard work in completing this project:
Michelle Harkavy, Deborah Rosenthal, Jeff Diehl and Kamilah Alexander.
- III. Meeting Minutes**
 - Vote to approve 12-21-23.
Motion to approve- Ed Marhefka, 2nd by Mark Stanziale. All in favor.
- IV. Treasurers Report-** Edward Marhefka provided the Treasurers Report.
- V. Management Report-** Kamilah Alexander discussed that the Clubhouse would be open for residents Mondays, Wednesdays, and Fridays between 10 am and 4 pm. She informed residents that dryer vent cleaning records were due by May 15th. She discussed that if they were not received, pool passes would not be released. She also discussed that Management would be doing site inspections in April. She also discussed that owners were responsible for power washing and painting their decks each year.
- VI. New & Unfinished Business**

Motion to approve the following projects by Mark Stanziale, 2nd by Edward Marhefka- all were in favor.

 - Deck Replacements- Completed- \$139,096
 - Roof Replacements- National Contractors- \$191,096

- Chimney Cap Replacements- National-\$12,000.
- BDL- Building 100 Trumpet and Honeysuckle treatment 2 applications \$750.
- Concrete- \$55,000
- Clubhouse Renovations- \$13,000
- Railings-\$10,000
- Privacy Walls-\$8,000
- Skylight Replacements Protocol-Residents who must have a skylight replaced during the roof project can apply for a payment plan of \$130.00 per month for six months.
- Unit 301 attic repairs (replace wood fascia) \$959.63.
- Unit 1401- Leak found in chimney chase cap \$1,759.31.

Adjournment

- Meeting adjourned at 7:33 pm

Respectfully submitted by Jacqueline Rogers, CMCA, AMS, PCAM FirstService Residential